



Herndon Downtown Redevelopment Project Pre-Proposal Meeting

December 2, 2015

Schedule:

Activity	Date
Released RFP	November 2, 2015
Pre-Proposal Meeting & Site Tour	December 2, 2015
Deadline for proposers submission of questions regarding RFP	December 15, 2015
Step 1, Initial Proposals, Due	February 12, 2016
Invitations for Step 2, Proposals, Issued	Mid-April, 2016
Step 2, Proposals, Due	May 20, 2016
Public Presentation by Developers	May 25, 2016
Council Selection of Top Proposal	July 1, 2016
Development of Agreement	July/October, 2016
Public Hearing	November, 2016
Award of Agreement	December, 2016

Questions and Request for Clarifications

- Deadline for questions to be submitted is December 15, 2015 @ 5:00pm
- E-mail to dennis.holste@herndon-va.gov
- Any revisions/addendums to RFP will be posted on the Town of Herndon website:
www.herndon-va.gov

Downtown Master Plan



Herndon Downtown Redevelopment Site

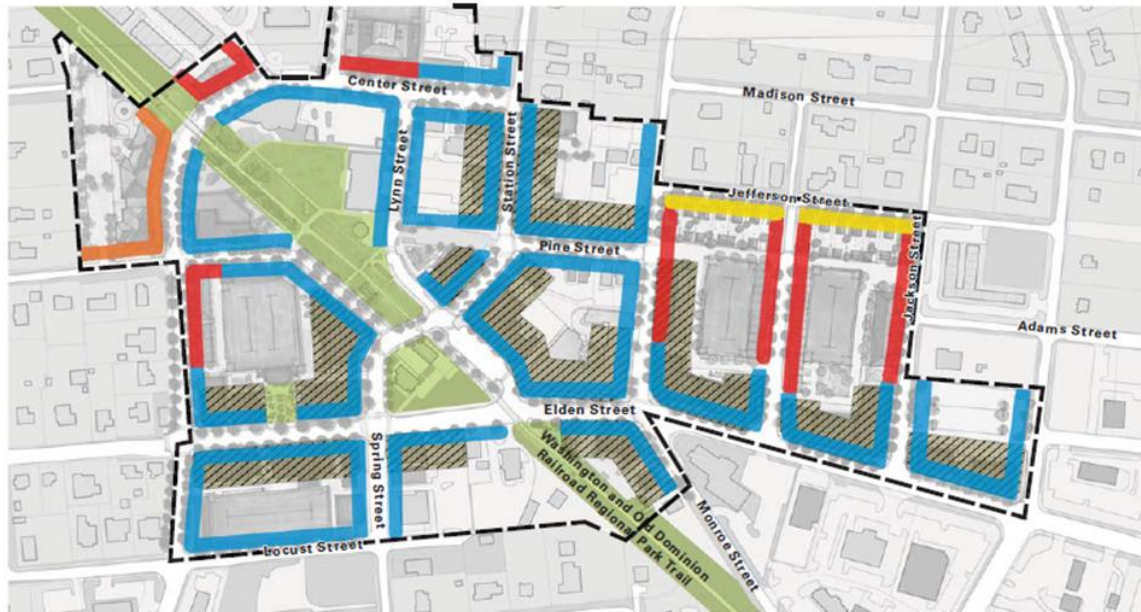


Herndon Downtown Redevelopment Site

- 4.675 acre town-owned redevelopment site, Planned for mixed use development with multi-family, retail/restaurant, office use
- Plan calls for 4-story (mixed-use/residential) and 3-story (mixed/use commercial) structures
- Public and private parking within future shared garage
- Arts Center

Herndon Downtown Pattern Book, p. 47

Building Frontage



Building use is not regulated by the frontage types. See Section C, Lot and Building Guidelines, to determine allowable building types for each frontage zone.

Developing a strong retail core was an important part of the Downtown Master Plan process. Therefore, this regulating plan also scripts where ground floor storefronts are required. The hatched areas illustrate the primary retail streets of downtown, where retail should be prioritized.

Setbacks are defined from the back of the sidewalk, which is 12 feet from the curb.

- RESIDENTIAL FRONTAGE 1: 10'-15' SETBACK (Single Family)
- RESIDENTIAL FRONTAGE 2: 5'-15' SETBACK (Single Family, Commercial/Residential Townhouses, Apartments)
- RESIDENTIAL FRONTAGE 3: 0'-10' SETBACK (Commercial/Residential Townhouses, Apartments)
- MIXED-USE FRONTAGE 2: 0'-10' SETBACK (Mixed Use Buildings)
- REQUIRED GROUND FLOOR STOREFRONT: 40-70% OF GROUND FLOOR FACADE AREA
- OPEN SPACE TO BE PRESERVED

Herndon Downtown Pattern Book, p. 46

ALLOWABLE BUILDING TYPOLOGIES BY FRONTAGE

DETACHED SINGLE
FAMILY HOUSE



COMMERCIAL
OR RESIDENTIAL
TOWNHOUSE







APARTMENT
BUILDING



MIXED-USE
BUILDING



FRONTAGE

 Residential 1				
 Residential 2				
 Residential 3				
 Mixed-Use				

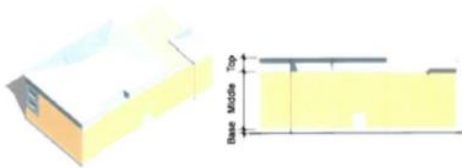
Pattern Book Lot and Building Guidelines

SECTION C LOT AND BUILDING GUIDELINES

APARTMENT BUILDINGS

STEP 4: HORIZONTAL ARTICULATION

The base, middle, and top are the three major levels of horizontal articulation. The base sits above grade to provide a strong exterior presence on the street. When elevated a significant amount, it can provide safety and external noise reduction to units that front the street. The middle of the façades are articulated through the window patterns. The roofscape and articulation of the top floor should vary to enrich the façade of the street.



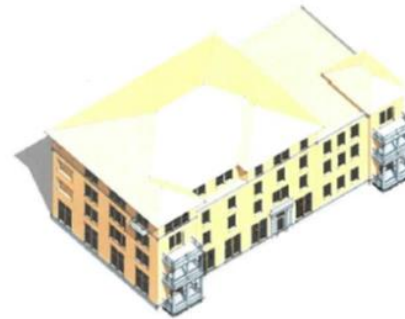
STEP 5: WINDOWS & DOORS

The window pattern and dimensions should work well with the layout of the principal rooms of the apartments on the interior. The windows should be organized similarly to the vertical articulation to create a consistent bay rhythm in the façades of the building.



STEP 6: BUILDING ARTICULATION

The main massing (yellow) should be simple geometries with additive elements (blue) to add façade variety and livable space to each unit. Special elements such as bay windows, roof dormers, balconies, decorative eaves and cornices, and ornamented doorways should be provided.



Architectural Treatment - Appropriate



Architectural Treatment – Not Desired



Questions?

Dennis Holste

Economic Development Manager

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www.herndon-va.gov